



City of Seattle

Department of Planning and Development

Diane M. Sugimura, Director

**CITY OF SEATTLE
ANALYSIS AND DECISION OF THE DIRECTOR
OF THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

Application Number: 3012055

Applicant Name: Jacob Goodman-Miller

Address of Proposal: 13416 25th Avenue Northeast

SUMMARY OF PROPOSED ACTION

Land Use Application to subdivide two parcels into three parcels of land. Proposed parcel sizes are A) 5,616 square feet, B) 5,619 square feet and C) 8,151 square feet. Existing residence on site to remain.

The following approval is required:

Short Subdivision - To divide two existing parcel into three parcels of land (SMC Chapter 23.24)

BACKGROUND DATA

Zoning: Single Family 7200 (SF 7200).

Uses on Site: Single family residence.

Substantive Site Characteristics:

Two rectangular shaped lots total 19,386 square feet. The site fronts 25th Avenue Northeast midway between NE 134th and NE 135th streets. The two lots have a total of 140 linear feet of frontage on 25th Ave NE. The southernmost lot has a single family house occupying it. The lot to the north is vacant. The site descends approximately 12 to 14 feet from 25th Ave NE to the east property line. The property does not contain an environmentally critical area.

Public Comment: DPD received two comment letters. One letter requested an extension of the comment period and the other stated that two additional houses would contribute too much

traffic in the neighborhood. In addition, several calls were received with inquiries about the proposal.

ANALYSIS - SHORT SUBDIVISION

Pursuant to SMC 23.24.040, the Director shall, after conferring with appropriate officials, use the following criteria to determine whether to grant, condition, or deny a short plat

1. *Conformance to the applicable Land Use Code provisions;*
2. *Adequacy of access for vehicles, utilities and fire protection, as provided in Section 23.53.005;*
3. *Adequacy of drainage, water supply, and sanitary sewage disposal;*
4. *Whether the public use and interests are served by permitting the proposed division of land;*
5. *Conformance to the applicable provisions of SMC Section 25.09.240, short subdivision and subdivisions in environmentally critical areas;*
6. *Is designed to maximize the retention of existing trees.*

Summary - Short Subdivision

Based on information provided by the applicant, referral comments from DPD, Water (SWD), Fire Department (SFD), Seattle City Light, and Parks and review by the Land Use Planner, the above cited criteria have been met subject to the conditions imposed at the end of this decision. The lots to be created by this short subdivision will meet all minimum standards or applicable exceptions of the set forth in the Land Use Code, and are consistent with applicable development standards. As conditioned, this short subdivision can be provided with vehicular access, public and private utilities and access (including emergency vehicles). Adequate provisions for drainage control, water supply and sanitary sewage disposal have been provided for each lot and service is assured, subject to standard conditions governing utility extensions. The proposed plat maximizes the retention of existing trees and preserves the four exceptional trees on the two parcels. The public use and interest are served by the proposal since all applicable criteria are met and the proposal creates the potential for additional housing opportunities in the City.

DECISION - SHORT SUBDIVISION

The proposed Short Subdivision is **CONDITIONALLY GRANTED**.

CONDITIONS - SHORT SUBDIVISION

Conditions of Approval Prior to Recording

The owner(s) and/or responsible party(s) shall:

1. Have final recording documents prepared by or under the supervision of a Washington State licensed land surveyor. Each lot, parcel, or tract created by the short subdivision shall be surveyed in accordance with appropriate State statutes. The property corners set shall be identified on the plat and encroachments such as side yard easements, fences or structures shall be shown. Lot areas shall be shown on the plat. All existing structures, principal and accessory, shall be shown on the face of the plat, and their distances to the proposed property lines dimensioned. Add the conditions of approval to the face of the plat.
2. Submit the final recording forms for approval and remit any applicable fees.
3. Add the following conditions of approval to the face of the plat:
4. All facilities, buildings or portions of buildings hereafter constructed or moved onto any of these proposed parcels must comply with the then current Seattle Fire Code Chapter 5 and referenced appendices. Depending on location of future structures on the lots, these provisions may require approved fire department vehicle access roads, turnarounds, water supplies for fire protection, and other possible fire protection related items prior to approval of building permit.
5. Attach a copy of the recorded short subdivision to any sets of building permit application plans, if applicable.

Signature: (Signature on File)
Bruce P. Rips, Sr. Land Use Planner
Department of Planning and Development

Date: August 22, 2011